



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
August 5, 2015
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Butcher, Martell

CITIZEN COMMUNICATION: None

MINUTES: The minutes of July 15, 2015 were approved as submitted.

INFORMATIONAL ITEM

Shifting Demographics and Lifestyles – Presented by Urban Green

CONTINUED ITEM

1. **PN 14-306, Westland Eagle Properties, Folsom Plan Area Specific Plan Area – Continued to the 8/19/15 Planning Commission Meeting**

A Public Hearing to consider the Westland Eagle Properties project located within the Folsom Plan Area Specific Plan. The project includes a General Plan Amendment to the land use element, an Amendment to the Folsom Plan Area Specific Plan, and an Amendment to the Amended and Restated Tier 1 Development Agreement. An Addendum to the Final Environmental Impact Report/Environmental Impact Statement for the Folsom South of U.S. Highway 50 Specific Plan Project has been prepared for the project in accordance with the CEQA Guidelines. **(Project Planner: Sherri Metzker, Consultant / Applicant: Westland/Eagle)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 14-306 WESTLAND EAGLE PROPERTIES TO THE AUGUST 19, 2015 PLANNING COMMISSION MEETING

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: SCOTT, ARNAZ, LANE, EMBREE, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: BUTCHER, MARTELL

NEW BUSINESS

2. PN 15-145, Lake Pointe Apartments, 7550 Folsom Auburn Road, Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Lance Buck for approval of a Planned Development Permit Modification to construct four additional apartment units totaling 4,426 square feet and to add ten parking spaces to the existing Lake Pointe Apartment Complex at 7550 Folsom Auburn Road. The zoning classification for the site is R-M PD and the General Plan land-use designation is MMD. The project is categorically exempt under Section 15303 New Construction or Conversion of Smaller Structures of the California Environmental Quality Act (CEQA). **(Project Planner: Josh Kinkade, Planning Technician / Applicant: Lance Buck/Demmon Lake Pointe Partners LP)**

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO CONSTRUCT FOUR ADDITIONAL APARTMENT UNITS AT A TOTAL OF 4,426 SQUARE FEET AND TEN PARKING SPACES TO THE EXISTING LAKE POINTE APARTMENT COMPLEX AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 7550 FOLSOM AUBURN ROAD WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – J; CONDITIONS OF APPROVAL 1 – 45; MODIFYING CONDITION OF APPROVAL NO. 27 TO ADD #5 THAT READS AS FOLLOWS “ADDITIONAL ARCHITECTURAL ELEMENTS (E.G. WINDOWS) SHALL BE ADDED TO THE RIGHT AND LEFT ELEVATIONS OF THE BUILDING TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT”.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, LANE, JACKSON, SCOTT, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: BUTCHER, MARTELL

REPORTS:

Planning Commission/Planning Manager Report:

None

There being no further business, the meeting was adjourned at 7:58p.m.

RESPECTFULLY SUBMITTED,


Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR ROSS JACKSON